

RAVENSHEAD PARISH COUNCIL

Planning Meeting of the above-mentioned Parish Council held in the Loneran Room- Ravenshead Leisure Centre on **Monday 6th July 2026** commencing at 7.00pm.

Councillor's Present - Cllrs C Barnfather (Chairman), T Barnfather, S Harris & S Pickering

Amanda Dilks - Parish Clerk

MINUTES

1. Apologies- Cllrs M Smith & A Smith
2. Declaration of Interest- Cllrs C. Barnfather & T. Barnfather have declared that they have a social acquaintance with individuals connected to 40 Oakwood Drive, application 2026/0422, but it does not influence their partiality or conscious bias, so permitted to offer comments and participate.
3. Planning Applications:

2026/0391 285 Main Road Ravenshead
Existing Pedestrian gated access widened to min 3m for vehicle
Ravenshead Parish Council has No Objections to this application, as the site is located where the road is capable of supporting the expected traffic.

2026/0378 226 Main Road Ravenshead
Erection of two detached dwellings.
Ravenshead Parish Council Objects to this application. The proposal appears contrary to the principles set out in the Gedling Borough Council Design Code (Small Sites) (2024), which seeks to avoid inappropriate tandem and back land development patterns.

In addition, the Parish Council has concerns regarding the adequacy of the access arrangements. The restricted access may be insufficient to accommodate emergency vehicles, potentially creating risks for public safety and may also give rise to traffic and highway issues through increased vehicle movements on what is considered an inadequate access route for the proposed development.

2026/0376 198 Longdale Lane Ravenshead
Change of Use (in part) of Residential Class C3 to Business Sport
Use E as a commercial swimming facility.
Ravenshead Parish Council has No Objections in principle. However, concerns are raised regarding access, highway safety and the potential for queuing vehicles. Accordingly the Parish Council would defer to any Highway Authority additional observations.

2026/0373 Abbey View Blidworth Way
Change of use from residential to a supported care home (no external alterations)
Ravenshead Parish Council offers No Objection to the proposal and supports the need for such provision within Nottinghamshire. The Council observes however that pedestrian access to the site appears limited with no pavements in situ, and consideration should therefore be given to the implications this may have for pedestrian accessibility, and safety for residents, staff and visitors.

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2026/0363 154 Nottingham Road Ravenshead
Proposed extension and alterations

Ravenshead Parish Council has No Objection to this application.

2026/0277TPO Land 50 Nottingham Road
Works to T1-T4 and laurel to comprise: T1 Sycamore, crown lift by 4m; T2 Ash, prune away from house to create 2m clearance; T3 Oak, crown lift by 5m only on one side from No 50; T4Oak, crown lift by 5m on one side; Laurel hedge (now potentially a tree) reduce by 2m

Ravenshead Parish Council has No Objections, subject to the Arboricultural Report confirming that there will be no unacceptable impact on existing trees.

2026/0420 42 Main Road Ravenshead
PROPOSED CONVERSION OF OUTBUILDING FOR HOME
OFFICE, GYM AND ASSISTED LIVING FOR FAMILY MEMBERS.

Ravenshead Parish Council Objects to this application. The proposal appears contrary to the principles set out in the Gedling Borough Council Design Code (Small Sites) (2024), which seeks to avoid inappropriate tandem and back land development patterns. The application contains insufficient evidence to support the proposed assisted living use, and there are concerns that there is no separate or dedicated access for emergency vehicles.

2026/0430 Newstead Abbey Park, Tabram Hill Lodge Nottingham Road
Removal of condition 5 (removal of permitted development rights) of planning permission: 2002/1979.

Ravenshead Parish Council Objects to the application and, in the absence of detailed rationale, therefore supports the original decision. Unless compelling evidence is provided to demonstrate that the original decision was incorrect, the Council considers that it should remain unchanged.

2026/0422 40 Oakwood Drive Ravenshead
Alterations and extensions to dwelling to enable first floor area to cover same footprint of ground floor and alterations to roof to accommodate 2nd floor.

Ravenshead Parish Council has No Objections to this application subject to there being no overbearing impact on neighbouring properties or it resulting in any significant loss of residential amenity.

2026/0406 132 Chapel Lane Ravenshead
Replace 2 metre high leylandii hedge with a 1.8 metre high composite fence.

Ravenshead Parish Council Objects to this application because the proposed fence, by virtue of its height and composition is considered inappropriate for the street scene for a rural road on the village perimeter.

Meeting Closed @ 7.55pm